

IN RE: PETITION FOR SPECIAL HEARING
E/S Lord Baltimore Drive,
1062' N of Security Boulevard
1st Election District
1st Councilmanic District
Petitioner: Koons Ford, Inc.
Case No. 88-379-SPH

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for withdrawal by Counsel for the Petitioner.
IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of February, 1989 that the above-captioned matter be and the same is hereby DISMISSED without prejudice.

Ann M. Natarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
cc: S. Eric DiNenna, Esquire
409 Washington Avenue
Towson, Maryland 21204
Michael H. Mannes, Esquire
Siskind, Burch, Grady and Rosen
2 E. Fayette Street
Baltimore, Maryland 21202
People's Counsel
File

PETITION FOR SPECIAL HEARING
E/S Lord Baltimore Drive,
1062' N. Security Blvd.
1st Election District
1st Councilmanic District
Petitioner: Koons Ford, Inc.
Case No. 88-379-SPH

PETITION TO DISMISS

MR. COMMISSIONER:

Please dismiss the above-captioned matter without prejudice.

S. Eric DiNenna
S. ERIC DINENNA
DINENNA, MANN & BRESCHI
409 Washington Avenue,
Suite 600
Towson, Maryland 21204
(301)296-6820

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 3rd day of January, 1989, a copy of the foregoing Petition to Dismiss was mailed, postage prepaid, to Michael H. Mannes, Esquire, Siskind, Burch, Grady and Rosen, Jefferson Building, 2 East Fayette Street, Baltimore, Maryland 21202, and People's Counsel, County Courts Building, Towson, Maryland 21204.

S. Eric DiNenna
S. ERIC DINENNA

PETITION FOR SPECIAL HEARING
E/S Lord Baltimore Drive,
1062' N. Security Blvd.
1st Election District
1st Councilmanic District
Petitioner: Koons Ford, Inc.
Case No. 88-379-SPH

ORDER

Upon the foregoing Petition to Dismiss of the Petitioner, it is this ____ day of January, 1989, that the foregoing Motion is dismissed without prejudice.

ZONING COMMISSIONER FOR
BALTIMORE COUNTY

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

SUITE 600
MERCANTILE-TOWSON BUILDING
609 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

January 3, 1989

RE: Case No. 88-379-SPH

Dear Clerk:

Enclosed herewith for filing please find Petition to Dismiss and Order.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:cjc
Enclosure

RECEIVED
JAN 15 1989
ZONING OFFICE

RE: PETITION FOR SPECIAL HEARING
E/S Lord Baltimore Dr., 1062' N
of Security Blvd., 1st Election
Dist., 1st Councilmanic District
Petitioner: KOONS FORD, INC., Case No. 88-379-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, DiNenna, Mann & Breschi, 409 Washington Ave., Suite 600, Towson, MD 21204, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

To rescind restriction #4 of the Order of the Zoning Commissioner in Case #87-318 SPHA

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
DiNenna, Mann & Breschi
S. Eric DiNenna, Esquire
(Type or Print Name)
Signature: _____
Address: 409 Washington Ave., Suite 600
Towson, Maryland 21204
City and State: _____
Attorney's Telephone No.: (301)296-6820
Legal Owner(s): _____
(Type or Print Name)
Signature: _____
Address: 6701 Rockledge Drive
Bethesda, Md. 20817
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
S. Eric DiNenna
409 Washington Ave., Suite 600
Towson, Maryland 21204
Address: _____ Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1988, at 9 o'clock P.M.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County.

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
3.56 ACRE PARCEL
PART OF KALB TRACT AT LORD BALTIMORE DRIVE
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT of intersection of the east side of Lord Baltimore Drive and the existing Dr 5.5 zoning line, said point being distant 1062 feet more or less, as measured northerly along the east side of said Lord Baltimore Drive, from the North side of said Security Boulevard, running thence binding on said Dr 5.5 zoning line (1) South 89 degrees 37 minutes 00 minutes West 340 feet, thence five courses (2) North 00 degrees 23 minutes 00 seconds West 336. feet, (3) North 89 degrees 37 minutes 00 seconds East 280. feet, (4) South 68 degrees 00 minutes 00 seconds East 165. feet, (5) South 40 degrees 39 minutes 00 seconds East 156.76 feet and (6) South 30 degrees 00 minutes 00 seconds West 178. feet, thence binding on said Dr 5.5 zone line (7) South 89 degrees 37 minutes 00 seconds West 103.86 feet to the place of beginning.

CONTAINING 3.56 acres of land.

RWB/lji KCI Job No. 01-86340 November 19, 1986



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: March 25, 1988
Posted for: Special Hearing
Petitioner: Koons Ford, Inc.
Location of property: E/S Lord Baltimore Drive, 1062' N. Security Blvd.
Location of Signs: In front of subject property at end of Lord Baltimore Drive, N. of Security Blvd.
Remarks: _____
Posted by: S. J. Asala Date of return: April 4, 1988
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 24, 1988.

THE JEFFERSONIAN,

Lillian Seidel Barrett
Lillian Seidel Barrett
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____
Case number: 88-379-SPH
E/S Lord Baltimore Drive, 1062' N. Security Blvd.
1st Election District
1st Councilmanic District
Petitioner: Koons Ford, Inc.
Hearing Date: Sunday, April 12, 1988 at 9:00 a.m.
Special Hearing: To rescind restriction #4 (There shall be no parking of vehicles, other than as shown on the parking lot) of the Order of the Zoning Commissioner in Case #87-318 SPHA.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
3294 Mar. 24.

Office of
PATUXENT
Publishing Company
10750 Little Patuxent Pkwy.
Columbia, MD 21044

March 26 1988

THIS IS TO CERTIFY, that the annexed advertisement of
NOTICE OF HEARING

was inserted in the following:
☒ Catonsville Times \$22.20
☐ Arbutus Times
☐ Reporter Weekly
☐ Booster Weekly
☐ Owings Mills Flier
☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 26 day of March 1988 that is to
say, the same was inserted in the issues of

March 24, 1988

PATUXENT PUBLISHING COMPANY
By *[Signature]*

98558

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
vs.
Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
7th day of January, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: **Koons Ford, Inc.**
Petitioner's Attorney: **S. Eric DiNenna, Esquire**

Received by: **James E. Dyer**
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47404

DATE 12/22/87 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED *S. Eric DiNenna, P.A.*

FOR: *Planning Fee Spec Hearing 4/12/88*

B 8045*****103804 2222F

Koons Ford, Inc. P. Haines

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 085845

DATE 1/30/89 ACCOUNT R 4-615-000

AMOUNT \$ 70.95

RECEIVED FROM *James E. Dyer*

FOR: *P.A. fees*

B 122*****70554 08-379-SPH

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 4/1/88

S. Eric DiNenna, Esq.
DiNenna, Mann & Breschi
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petition for Special Hearing
Case number: 88-379-SPH
E/S Lord Baltimore Drive, 1062' N Security Blvd.
1st Election District - 1st Councilmanic District
Petitioner: Koons Ford, Inc.
HEARING SCHEDULED: TUESDAY, APRIL 12, 1988 at 9:00 a.m.

Dear Mr. DiNenna:

Please be advised that \$70.95 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

FEB 11 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case number: 88-379-SPH
E/S Lord Baltimore Drive, 1062' N Security Blvd.
1st Election District - 1st Councilmanic District
Petitioner: Koons Ford, Inc.
HEARING SCHEDULED: TUESDAY, APRIL 12, 1988 at 9:00 a.m.

Special Hearing: To rescind restriction #4 (There shall be no parking of inventory, either new or used vehicles, on the parking lot.) of the Order of the Zoning Commissioner in Case #87-318-SPH.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: S. Eric DiNenna, Esq.
File.

cc: Michael Mannes - 3/10/88

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
March 11, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Item No. 234 - Case No. 88-379-SPH
Petitioner: Koons Ford, Inc.
Petition for Special Hearing

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:cer

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

February 16, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 232, 233 (234) and 235.

Very truly yours,
Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF/pml-b

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

January 11, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Koons Ford, Inc.

Location: E/S Lord Baltimore Dr., 1062' N. Security Blvd.

Item No.: 234 Zoning Agenda: Meeting of 1/5/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

3-22-88

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: April 1, 1988

P. David Fields
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-379-SPH

In view of the subject of this petition, this office offers no comment.

P. David Fields per J. Haines
P. David Fields
Director

PDF:JGH:dme

cc: Ms. Shirley N. Hess, Legal Assistant, People's Counsel
File

RECEIVED
APR 6 1988
ZONING OFFICE

cc: Eric DiNenna
4/6/88

CPS-008

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 405
Towson, Maryland 21204
494-3334

RECEIVED
FEB 26 1988
ZONING OFFICE

February 23, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

Item No. 234 - ZAC - Meeting - December 1987
Property Owner: Koons Ford
Location: Lord Baltimore Drive
Existing Zoning: Suite 600
Proposed Zoning: 409 Washington Avenue
Acres: Towson, MD 21204
District: Towson, MD 21204

The right-of-way and slope easements for Lord Baltimore Drive needs to be "dedicated to Baltimore County upon demand at no cost," at such time as the right-of-way is needed for the future extension of Lord Baltimore Drive.

Very truly yours,

Gregory M. Jones
Gregory M. Jones

cc: Pat O'Keefe, Bureau of Public Services
Jimmy Ogil

GW/pml-b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Development Control Date: March 10, 1988
From: James Thompson
Zoning Enforcement Section
Case No. 87-318-SPH
Koons Ford, Inc.
SUBJECT: E/S Lord Baltimore Drive, 1062' N. Security Blvd.

The above referenced case is scheduled for Tuesday, April 12, 1988 at 9:00 a.m.

When formal notification is issued, please send notification to:

Michael H. Mannes, Esquire
Siskind, Burch, Grady and Rosen
Jefferson Building
Two East Fayette Street
Baltimore, MD 21202

Weldon Jones
1 Tallow Court
Baltimore, Maryland 21207

The Honorable Ronald B. Hickernell
Baltimore County Council

JHT:ecb

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: James Dyer
Zoning Supervisor Date: 1-22-88
From: James Thompson
Zoning Enforcement Coordinator
Item No. 234 (if known)
SUBJECT: Petitioner: KOONS FORD (if known)

VIOLATION CASE # 88-36-CV

LOCATION OF VIOLATION LORD BALTIMORE DRIVE

DEFENDANT KOONS FORD OF BALTO, IN ADDRESS 6970 SECURITY BLVD BALTIMORE, MD 21207

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

① S. Eric DiNenna, Esquire
DiNenna, Mann and Breschi
Suite 600
409 Washington Avenue
Towson, Md. 21204

*② The Honorable Ronald B. Hickernell - H-2201

*③ Weldon Jones 1 Tallow Court
Baltimore, MD 21207

*④ Joe Parr, Bureau of Highways M.S. 1003

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

* Copy of hearing notice mailed 1/25/88

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

January 28, 1988

Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Case No. 88-379-SPH
Petitioner: Koons Ford, Inc.
My File No.: 86-74

Dear Mr. Commissioner:

I am in receipt of your Notice of Hearing for the above captioned matter set for March 22, 1988 at 9:00 A.M.

Following my forwarding you my Master's schedule, the Board of Appeals has scheduled the Pine Ridge Golf Course matter for March 22nd and 23rd.

As you are aware, I represent the Appellants and Protestants in the Pine Ridge matter, and it is a specially set date.

Accordingly, I respectfully request that the above captioned matter be rescheduled to another date and I request that your office contact me prior to scheduling same so that we may avoid any further conflicts.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:jec
cc: Ralph Mastantuono

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: James Dyer
Zoning Supervisor Date: December 23, 1987
From: James Thompson
Zoning Enforcement Coordinator
Item No. 234 (if known)
SUBJECT: Petitioner: Koons Ford, Inc. (if known)

VIOLATION CASE # 88-36-CV

LOCATION OF VIOLATION Lord Baltimore Drive

DEFENDANT Koons Ford, Inc. ADDRESS C/O S. Eric DiNenna, Esquire
DiNenna, Mann and Breschi
Suite 600
409 Washington Avenue
Towson, MD 21204

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

The Honorable Ronald B. Hickernell

Weldon Jones 1 Tallow Court
Baltimore, MD 21207

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

5/18/89
1:15
Observed 2
salemans (black male
5'9, 185 lbs)
parking 2 blue Ford
Escort with 1 adult male
& 1 adult woman &
1 child
He also
showed
the family
other cars on
this lot.

TIMMY
SEE ME
ABOUT
THIS
CASE

Koons Ford, Inc.
Lord Balto Dr.

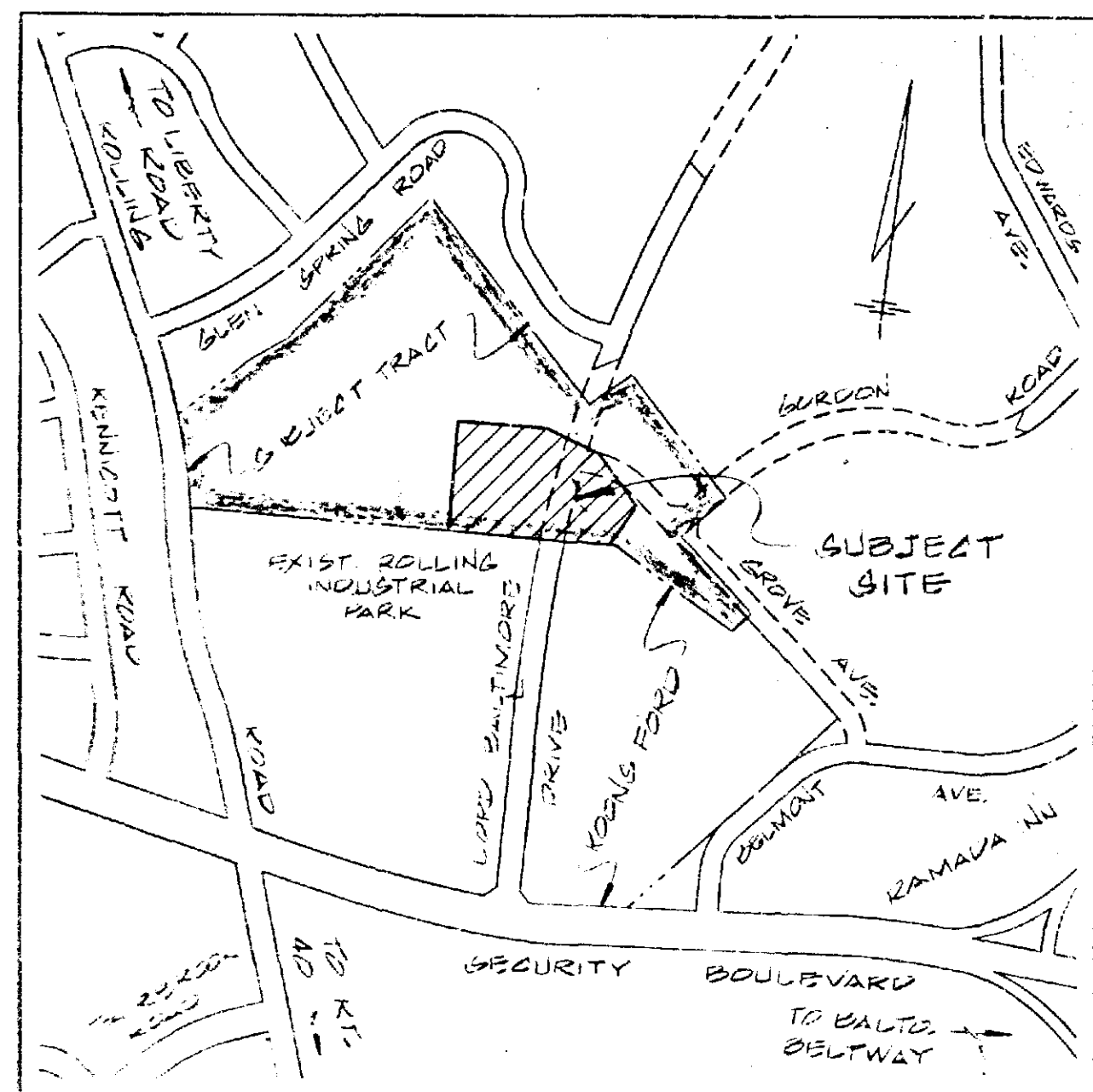
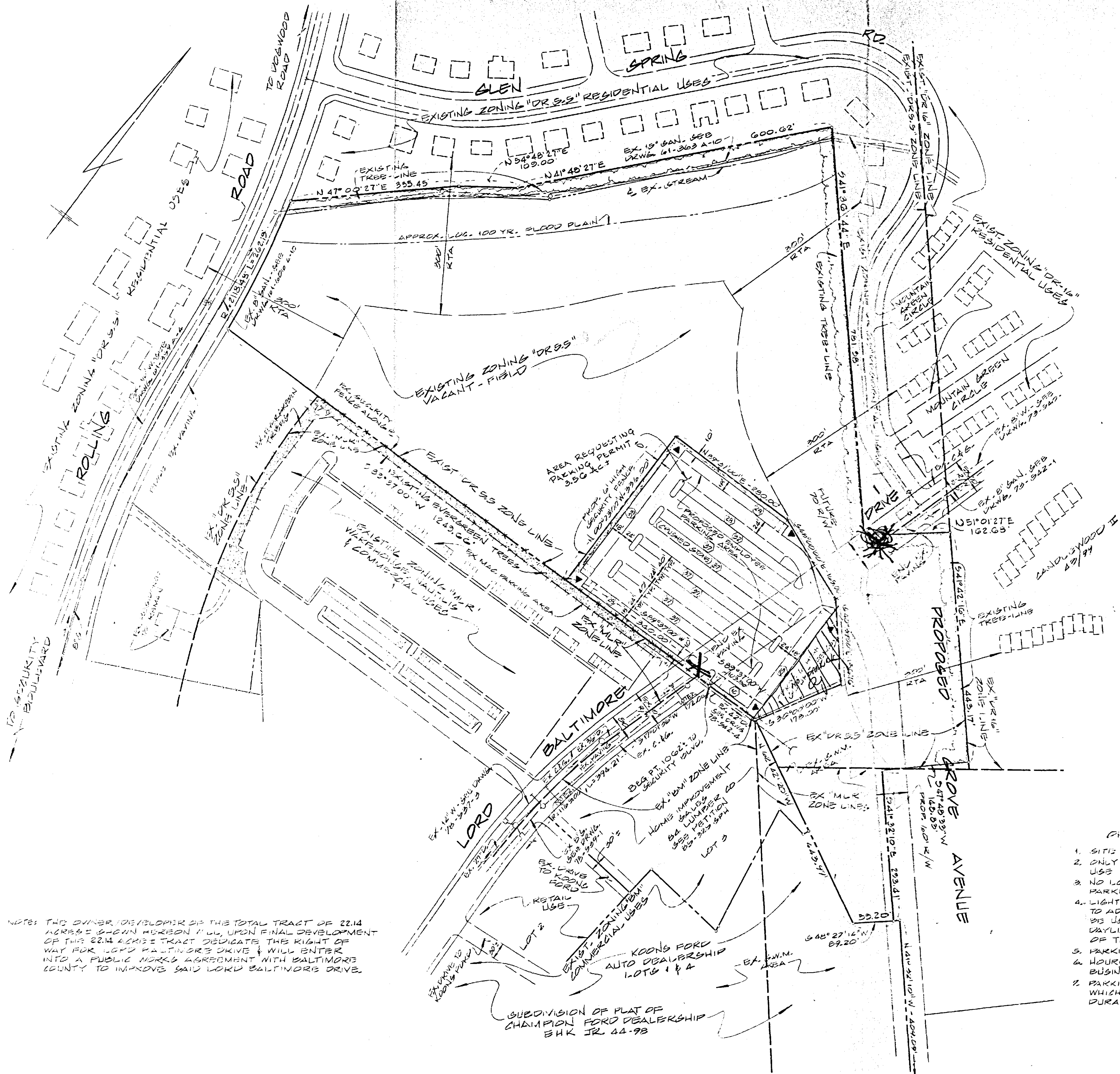
May 18, 1989

At approx 1:15 pm I observed 2 salemans
(black male 5'9 185 lbs) parking 2 blue Ford
Escort with 1 adult male & 1 adult woman &
and child. The salemans also showed
showing the family other cars on this lot.

June 13, 1989

At approx 2:25 pm I observed 2 salemans
(white male 6'1 190 lbs slightly bald) showing 2
black man cars while a child was
sitting another car with engine running.

Timothy L. Fitts



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. THE AREA OF PROPERTY BEING 22.14 ACRES.
2. EXISTING ZONING OF THE PROPERTY IS DR-2.5.
3. EXISTING ZONING OF THE PROPERTY IS VACANT LAND.
4. THE PROPOSED ZONING OF THE PROPERTY IS DR-2.5 WITH PARKING PERMIT.
5. THE PROPOSED USE OF THE PROPERTY IS EMPLOYEES & CUSTOMER PARKING AREA.
6. THE PROPOSED USE OF THE PROPERTY IS EMPLOYEES & CUSTOMER PARKING AREA.
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OFF-STREET PARKING NOTES

1. SITE ADJOINING THE BUSINESS INVOLVED.
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
3. NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING WILL BE PERMITTED.
4. LIGHTING WILL BE REGULATED TO PREVENT ILLUMINATION TO ADJACENT RESIDENTIAL PROPERTIES. LIGHTING WILL BE USED DURING PERIODS OF LOW VISIBILITY DURING DAYLIGHT HOURS AND IN THE EVENING UNTIL THE CLOSE OF THE BUSINESS DAY. SEE GENERAL NOTE 1.
5. PARKING AREA WILL BE PROPERLY DRAINED.
6. HOURS OF USE WILL BE IN CONJUNCTION WITH THE NORMAL BUSINESS DAY OF Koons Ford.
7. PARKING AREA SURFACE WILL CONSIST OF CRUSHED STONE WHICH WILL BE ROLLED AND COMPACTED TO PROVIDE A DURABLE STABLE SURFACE.

REASONS FOR SPECIAL HEARING & VARIANCE

PETITIONER IS REQUESTING A SPECIAL HEARING FOR A VARIANCE IN A RESIDENTIAL (DR-2.5) ZONE FOR AN OFF-STREET PARKING AREA FOR EMPLOYEES & CUSTOMERS OF KOONS FORD AND TO RELIEVE THE REQUIREMENT FOR LANDSCAPING WITHIN THE OFF-STREET PARKING AREA AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL FOR THIS TEMPORARY OFF-STREET PARKING AREA. PETITIONER IS ALSO REQUESTING A VARIANCE TO ALLOW A CRUSHED STONE TEMPORARY PARKING SURFACE IN LIEU OF THE REQUIRED DURABLE, PERMEABLE SURFACE IN ACCORDANCE WITH SECTION 409.2 (2) OF THIS BOOK.

88-379-SPH
PETITIONER'S
EXHIBIT

211
9 Signs
87-318-SPH
[Signature]

NOTE: THE OWNER/DEVELOPER OF THE TOTAL TRACT OF 22.14 ACRES SHOWN HEREON WILL, UPON FINAL DEVELOPMENT OF THIS 22.14 ACRES TRACT, DEDICATE THE RIGHT OF WAY FOR LORD BALTIMORE DRIVE & WILL ENTER INTO A PUBLIC WORKS AGREEMENT WITH BALTIMORE COUNTY TO IMPROVE SAID LORD BALTIMORE DRIVE.